003.0	0005	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,300 / 895,300
					USE VALUE:	895,300 / 895,300
					ASSESSED:	895,300 / 895,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34	-36	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATZ PAMELA J/ TRUSTEE
Owner 2:	HARDING AVENUE TRUST
Owner 3:	
Street 1:	22 ESSEX ST
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,357 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4357.000	454,700		440,600	895,300
Total Card	0.100	454,700		440,600	895,300
Total Parcel	0.100	454,700		440,600	895,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.30 | /Parcel: 391.3

Entered Lot Size | Total Land: | Land Unit Type:

Legal Description

User Acct

3542

GIS Ref

GIS Ref

Insp Date

10/20/17

!353!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0005-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	454,800	0	4,357.	440,600	895,400	895,400	Year End Roll	12/18/2019
2019	104	FV	352,600	0	4,357.	468,100	820,700	820,700	Year End Roll	1/3/2019
2018	104	FV	352,600	0	4,357.	341,400	694,000	694,000	Year End Roll	12/20/2017
2017	104	FV	330,300	0	4,357.	297,400	627,700	627,700	Year End Roll	1/3/2017
2016	104	FV	330,300	0	4,357.	253,300	583,600	583,600	Year End	1/4/2016
2015	104	FV	293,700	0	4,357.	247,800	541,500	541,500	Year End Roll	12/11/2014
2014	104	FV	293,700	0	4,357.	203,800	497,500	497,500	Year End Roll	12/16/2013
2013	104	FV	305,800	0	4,357.	193,800	499,600	499,600		12/13/2012

PRINT

Date	Time
12/10/20	16:09:59

LAST REV

Date	Time
04/29/20	09:56:18

mmcmakin

353

USER DEFINED

Prior Id # 1:	3542
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATZ PHYLLIS P	26069-102		2/23/1996		99	No	No		Phyllis Matz resignation 2001 33436-430

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2016	716	Porch	11,000					repair steps

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2020	Mail Update	MM	Mary M
10/20/2017	Inspected	BS	Barbara S
8/31/2017	MEAS&NOTICE	HS	Hanne S
2/10/2009	Meas/Inspect	189	PATRIOT
11/4/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4357		Sq. Ft.	Site		0	80.	1.26	1									440,569						440,600	

Total AC/HA: 0.10002 | Total SF/SM: 4357 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 440,569 | Spl Credit | Total: 440,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.98000199
Adj $ / SQ:	184.746
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617761
Depreciation:	163089
Depreciated Total:	454672

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

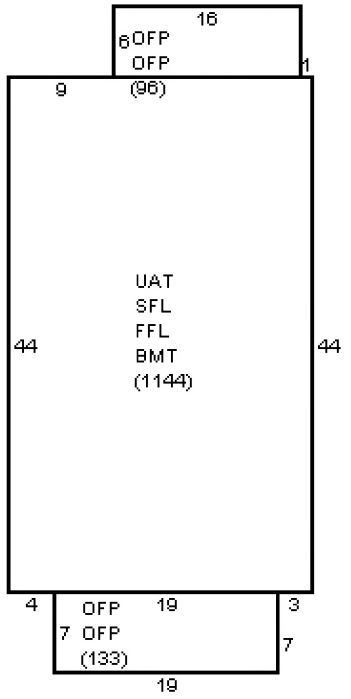
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	55.420	63,405
FFL	First Floor	1,144	184.750	211,349
SFL	Second Floor	1,144	184.750	211,349
OFP	Open Porch	458	19.700	9,023
UAT	Upper Attic	286	73.900	21,135

Net Sketched Area:	4,176	Total:	516,261
Size Ad	2288	Gross Are	5034	FinArea	2288
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.75
Special Features:	0	Val/Su Net:	108.88
Final Total:	454700	Val/Su SzAd	198.73

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0005-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	